

Stormwater Management

410-887-3768

February 13, 2018

Polaris Land Consultants, LLC  
10 Gerard Avenue, Suite 101  
Timonium, MD 21093  
Attn: Geoffrey C. Schultz

RE: Schneider Property  
Stormwater Management Fee-in-Lieu revision  
Loch Raven Watershed  
**EPS Project I.D. M150279**  
**Tracking Number: 03-17-2480**

Dear Mr. Schultz:

This is a revision of the SWM Fee-in-Lieu granted on May 24, 2017. This office has reviewed the information submitted and finds that a variance can be granted for this project under Section 33-4-113 of the Baltimore County Code. This section of the regulations allows a stormwater management variance to be granted if there were exceptional circumstances such that strict adherence to the provisions of this article would result in unreasonable hardship or practical difficulty and not fulfill the intent of this article. In approving the variance, the following conditions must be met:

1. All runoff must be conveyed to a suitable outfall without imposing an adverse impact on the receiving waterbody, watercourse, wetland, storm drain or adjacent property.
2. The total area of land disturbance must be noted on the plan, limits of disturbance must be shown on the plan.
3. As much as possible, impervious areas should be conveyed as sheet flow through vegetated areas without concentrating or causing erosion.
4. Building down spouts should be discharged onto pervious areas where feasible.
5. Additional development on these parcels and/or lots will require stormwater management controls for this site and the additional subdivision.
6. A payment shall be made to the Stormwater Management Fund in the amount of \$4,032.00 or \$48,000.00 per on-site impervious acre, in this case, 0.084 acres. This payment shall be made prior to Minor Sub approval. This is the rate for residential properties outside the Priority Funding Area and Urban Rural Demarcation Line. The payment should be in the form of a check payable to Baltimore County Maryland and should be submitted to the Finance and Administration Section of this Department.

Please contact Michael P. Doyle at 410-887-3768 should you have any questions.

Very truly yours,

James A. Markle, P.E., Manager  
Department of Environmental Protection  
and Sustainability

JAM:jcm

c: Finance and Administration  
Michael P. Doyle

variance approval letter private